



195 Wright Avenue



Feeling just right on Wright Avenue, this picture-perfect home is in the heart of Roncesvalles - Toronto's favourite west-end neighbourhood. 195 Wright Avenue offers period charm alongside thoughtful contemporary upgrades, a deep south-facing backyard (complete with detached garage), a front porch that's begging for a swing bench to watch the street go by - not to mention plenty of interior space with soaring ceilings and drenched in natural light. Move-in ready with updates throughout including a newly renovated third storey primary retreat, this family-friendly home offers space to grow, including a lower level in-law/income suite and laneway house potential. A few short steps away and you'll find yourself in the heart of Roncesvalles, with trendy cafes at your fingertips, perfect for some of the city's best window shopping. Hop on your bike and glide over to High Park, or zip down to Sunnyside Pool on the shores of Lake Ontario to cool down and people watch.

195 WRIGHT AVENUE



This charming home combines the best of both worlds - classic architectural details like exposed brick, hardwood floors, a stunning ceiling medallion and fireplace mantle, with modern amenities like a recently updated kitchen and bathrooms. The open-concept main floor features spacious living and dining rooms that naturally flow through to the kitchen with eat-at centre island and window out to the backyard. Upstairs, you'll find three generously sized bedrooms, one of which has roughed-in plumbing and could be converted to a second floor laundry room. The third floor has been transformed into a luxurious primary retreat, complete with a spacious bedroom, sitting area, and an ensuite bathroom. The lower level offers the ultimate flexibility, with a self-contained in-law/income suite that can readily be used as a recreation room and guest bedroom or office.

The south-facing & deep backyard is a true oasis lined with cherry blossoms, magnolia and wisteria trees, and hydrangeas, a true urban oasis perfect for outdoor living, gardening and entertaining. Enjoy a morning coffee on the deck below the mature tree canopy, a BBQ dinner with friends, or watch the kids play games in the yard. The detached garage - complete with built-in workshop and a separate electrical panel ready to be connected - provides ample storage alongside parking for one car, or could be ideal for laneway housing.

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Step out the front door and past the lilac and Japanese maple trees, and you're in the heart of Roncesvalles Village, one of Toronto's most vibrant neighbourhoods. Enjoy a leisurely coffee at one of the many hip cafes, do some shopping at the boutique stores, or grab a quick bite at a Michelin recommended restaurant. The neighbourhood boasts a strong sense of community, with annual events like the Roncesvalles Polish Festival, Pumpkin Parade at Sourauren Park and weekly farmers markets.

For those who love the outdoors, Roncesvalles is a dream location. Bike to High Park, one of Toronto's largest parks, and explore the lush gardens, playgrounds, and the stunning Grenadier Pond. Or head to Sunnyside Pool and Beach, which offers a sandy beach, swimming lessons, and amazing views of Lake Ontario.

This home offers the perfect blend of charm, comfort, and convenience. It's a place to call home and enjoy all that Roncesvalles has to offer. Don't miss this opportunity to live in one of Toronto's most desirable neighbourhoods.



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Details

LOT SIZE

18.25 feet X 150 feet

TAXES

\$6,809.32 (2023)

POSSESSION

90/120 days

HEATING

Forced Air Gas

COOLING

Central Air Conditioning

PARKING

Laneway with One Car Garage Parking

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INCLUSIONS

- Frigidaire Gas Range
- Frigidaire Vent Hood
- Samsung Refrigerator
- Whirlpool Oven
- Frigidaire Beveridge Fridge
- Frigidaire Dishwasher
- Basement Refrigerator
- Basement Oven
- Electrolux Washing Machine
- Electrolux Drying Machine
- Backyard Pergola
- All Electrical Light Fixtures
- All Window Treatments

EXCLUSIONS

- Dining Room Television
- Google Alarm Door System
- Second Floor Bathroom Mirror
- Lower Level Bathroom Mirror



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